

20171122000422390
11/22/2017 01:21:54 PM
DEEDS 1/2

This Instrument was Prepared by:
Jessie Hazel Reeves
2045 Highway 7
Wilsonville, AL 35186

Send Tax Notice To: Micheal Eugene Northcutt
Pamela Dillard Northcutt
P.O. Box 361
Wilsonville, AL 35186

WARRANTY DEED

State of Alabama

} Know All Men by These Presents,

Shelby County

That in consideration of the sum of **Fifteen Thousand Dollars and No Cents (\$15,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Jessie Hazel Reeves, a single woman** (herein referred to as grantor), does grant, bargain, sell and convey unto **Micheal Eugene Northcutt and Pamela Dillard Northcutt** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

Commence at the NW corner NW 1/4 of the NE 1/4 of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama; thence S 0°17'37" W along the west line of said ¼ - ¼ section a distance of 837.47' to the POINT OF BEGINNING; thence S 83°6'41" E a distance of 99.84'; thence S 66°52'27" E a distance of 136.20' to the westerly right-of-way of Shelby County Hwy. 7 and a point on a curve to the left having a central angle of 15°40'20" and a radius of 1223.57', said curve subtended by a chord bearing N 30°43'30" E and a chord distance of 333.64'; thence along the arc of said curve and along said right-of-way a distance of 334.69'; thence N 68°27'0" W and leaving said right-of-way a distance of 59.78'; thence N 0°17'37" E a distance of 330.32' to the POINT OF BEGINNING.

According to the survey by Rodney Y. Shiflett AL. Reg. No. 21784 dated July 2, 2002 Job # 02456


Subject to easements, reservations and restrictions at record.

Purchase money mortgage in the amount of \$164,957.00 closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of November, 2017.


Jessie Hazel Reeves (Seal)

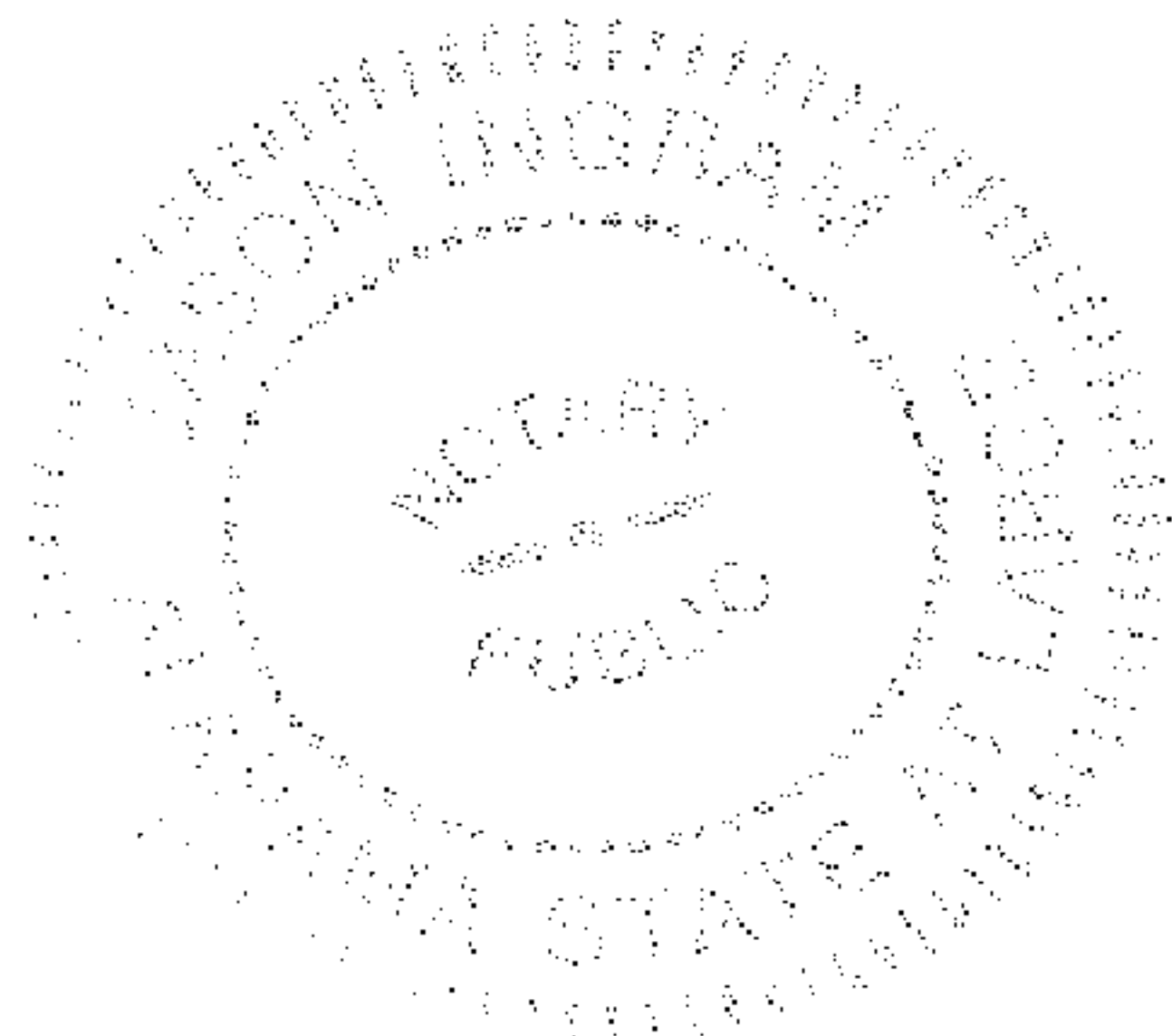
State of Alabama


} General Acknowledgment

Shelby County

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Jessie Hazel Reeves, a single woman** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 13th day of November, 2017.




Notary Public
Jason Ingram
My commission Expires
July 13th, 2019

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Jessie Hazel Reeves; Mailing Address: 2045 Highway 7, Wilsonville, AL 35186; Property Address: 2035 Highway 7, Wilsonville, AL 35186; Grantee's Name: Micheal Eugene Northcutt, Pamela Dillard Northcutt; Mailing Address: 2035 Highway 7, Wilsonville, AL 35186; Date of Sale: November 13, 2017; Total Purchase Price: \$15,000.00; Assessor's Market Value: [blank]

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale [blank]; Sales Contract [X]; Closing Statement [blank]; Appraisal [blank]; Other [blank]

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: November 13, 2017; Print: Jessie Hazel Reeves

Unattested (verified by) [blank]; Sign: [Signature] (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/22/2017 01:21:54 PM
\$19.00 DEBBIE
20171122000422390

[Signature]